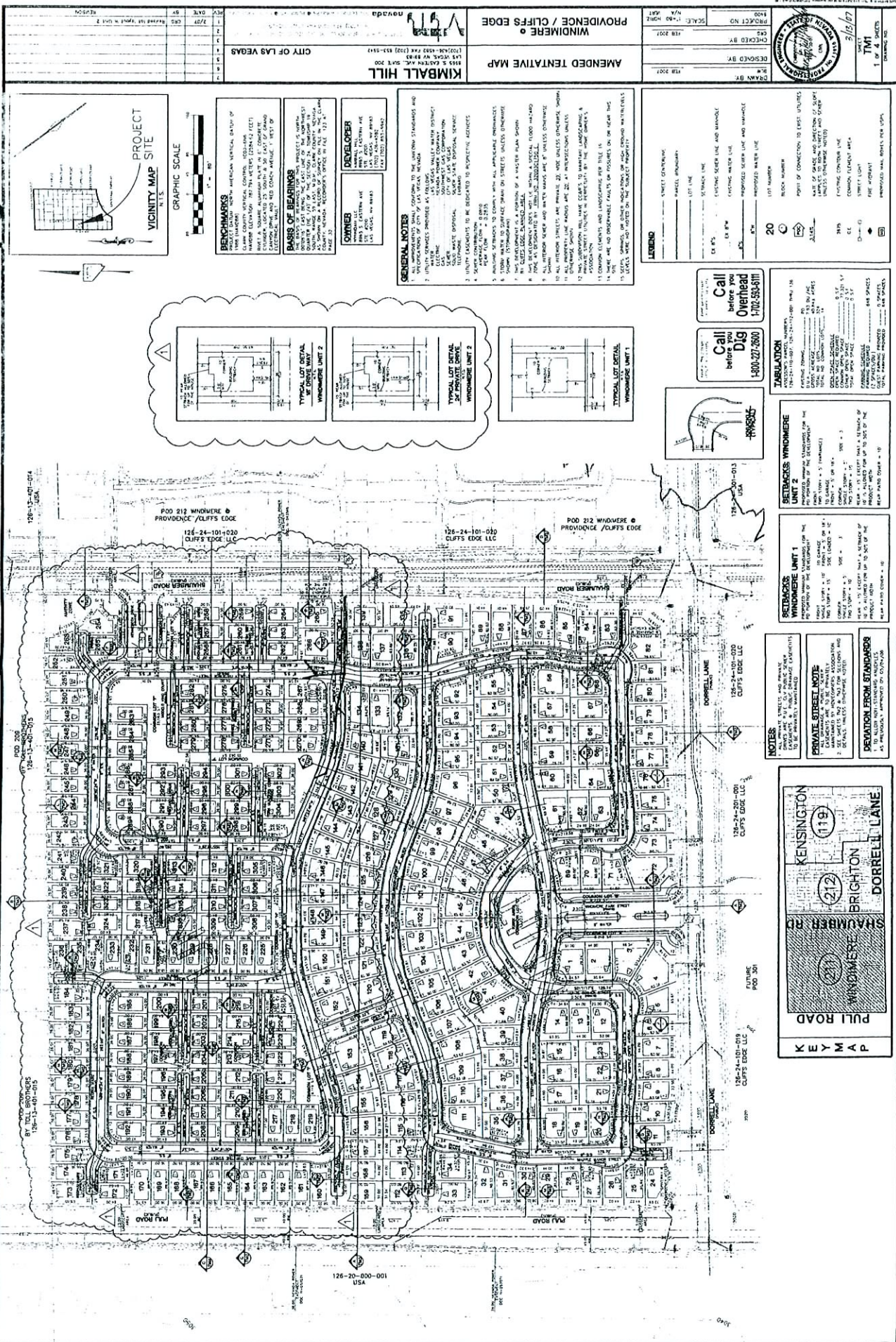




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Master Planned Community

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

March 13, 2007

Chuck Connors
Kimball Hill
8965 Eastern Avenue, Suite 200
Las Vegas, NV 89183

RE: Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 211 – Windimere Unit 2
Plan Date: NA

Dear Chuck:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 211 – Windimere Unit 2. Attached please find a review letter from KTG Y Group, Inc. dated February 9, 2007.

- ◆ Upon review of KTG Y Group Inc.'s comments as stated in the attached letter, the DRC **"approves with conditions"** your Preliminary Project Plan for POD 211 – Unit 2.

Conditions of approval are subject to the following:

- ◆ Floor plan modifications, if any, per style should be indicated.
- ◆ Complete wrap elevations for each style should be submitted.
- ◆ Corner side enhancement should be shown.
- ◆ Visible rear and side elevations should be shown.
- ◆ Roof plans should be provided.
- ◆ Amended Tentative Map received March 8, 2007, does not show typical lot detail adjacent to curvilinear roads.
- ◆ Building footprint and detail for all lots should be submitted.
- ◆ Preliminary design for entry landscape should be submitted.



The following are comments for the preliminary site plan submitted March 8th, 2007. The plans have been reviewed against Section 3.2.1 of the Design Guidelines based on the standards for development of Medium Density Residential neighborhoods within the Providence Master Plan.

Standards	Required	Provided	Compliance
Minimum Setbacks			
Principal Building and Accessory Structures From Adjacent Parcel PL	30' (Principal) 30' (Principal)	N/A VAR-20524	N/A



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	20'(Accessory)		
Principal Buildings and Accessory Structures Adjacent to Street ROW at Parcel Perimeter	25'	N/A	N/A
Principal Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscape Areas Adjacent to Perimeter Streets, or Paseo PL	10'	N/A	N/A
Living Area or Porch From Private Street or Parking.	10'	5'	*NO
Garage Face Setback From Private Street	Less than 5' or 18'+	5'	YES
Building Separation			
Balcony to Balcony	30'	N/A	N/A
Balcony to Non-Balcony	20'	N/A	N/A
Non-Balcony to Non-Balcony	15'	15'	YES
Standards	Required		
Between Main Bldg & Acc. Structure	10'	N/A	N/A
Maximum Building Height			
Principal Building and Accessory Structures	50' Subject to setback criteria above	N/A	N/A
Minimum Open Space			
Common Open Space	100 Square Feet / Unit (32, 400 square feet required)	Exceed total square feet required	YES
Parking (Minimum No. of Spaces Required)			
Studio or 1 Bedroom Units	1.25 / Unit (278 Spaces)	Exceeds total spaces required	YES
Two Bedroom Units	1.75 / Unit (388 Spaces)	Exceeds total spaces required	YES
Units with More than 2 Bedrooms	2 / Unit (96 Spaces)	Exceeds total spaces	YES



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		required	
Visitor Parking	0.2 / Unit (98 Spaces)	Exceeds total spaces required	YES
Senior Housing	1 Covered or Enclosed Space / Unit	Exceeds total spaces required	YES

Based on the above noted comments, we recommend "**Approval with Conditions**" of this Preliminary Project Plan submittal. (*)Although the requested front setback does not meet the standard requirements, it does provide for a front aesthetic that eliminates the typical garage forward design that we wish to avoid. In addition, driveway depths of 5' and 18', which are the preferable depths by both the master developer and the City of Las Vegas must be met. With these characteristics in mind, DRC recommends approval of the Site Plan as requested.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Tylere Bross, Amber Abel - Focus

Enclosures (KTTY Group Inc. Letter dated 02/09/07)

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